

OWNERS CERTIFICATE AND DEDICATION

I, the undersigned, J.C. Conrad, hereby certify that I am the owner of and the only person who has any right, title or interest in and to the lands shown on the plat of CONRAD SUNSET ADDITION, Oklahoma City, Oklahoma. More particularly described as being a part of the North East Quarter (NE 1/4) Section Twenty nine (29) Township Eleven (11) North, Range Three (3) West of the Indian Meridian, according to the Government Survey thereof, or lots twenty five (25) twenty six (26) twenty seven (27) thirty (30) and thirty two (32), Turner-Reed Addition.

I further certify that I have caused the above described lots to be surveyed into fifty foot (50') and fifty seven foot (57') lots and easements as shown by the plat of CONRAD SUNSET ADDITION, and I hereby guarantee a clear title to the lands or lots so dedicated, and have caused the same to be released from all encumbrances.

- All lots in this addition shall be known as residential lots. Except lots One (1) to three (3) inclusive Block thirty two (32).
- No residential structure shall be erected or placed on any lots with less than seven hundred (700) square feet of floor space.
- No trailer, basement, tent or shack erected in this addition shall at any time be used as a residence. Nor shall any structure of temporary character be used as a residence.
- Easements. Perpetual easement of seven and one half (7 1/2) feet which is hereby reserved on the rear of all lots as shown on the plat and the right to ingress and egress for the installation of gas, lights, telephones and sewers however, the owner of the lots shall have full ownership and use of the above described easements, except for the purposes herein reserved.
- The foregoing covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them, unless by a majority vote of the lots owners, it is agreed to change them in whole or in part.
- None of the lots therein platted shall ever be, in any manner owned or held by or for or the improvements thereon occupied by (except necessary occupancy of servant quarters by a servant employed by the white occupant of the main improvement located thereon) any person of African descent, commonly known as negroes.
- Invalidation of any of the covenants by judgement or court order shall in no wise affect any of the other provisions herein contained.

Witness my hand this 29th day of November, 1945.

J.C. Conrad

SURVEYOR'S CERTIFICATE

I, Frank M. Brewer, do hereby certify that I am by profession a land surveyor and a Registered Professional Engineer, and that the annexed plat of CONRAD SUNSET ADDITION to Oklahoma City, Oklahoma consisting of one sheet, correctly represents a survey made on the 22nd day of September, 1945, and that all monuments shown hereon actually exist and their positions are correctly shown.

Frank M. Brewer
Registered Professional Engineer

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned a notary public in and for said County and State, on the 29th day of November 1945 personally appeared Frank M. Brewer to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand a notarial seal the day and year set forth.
My Commission Expires: June 12th 1949
John Million
Notary Public

COUNTY ENGINEER'S CERTIFICATE

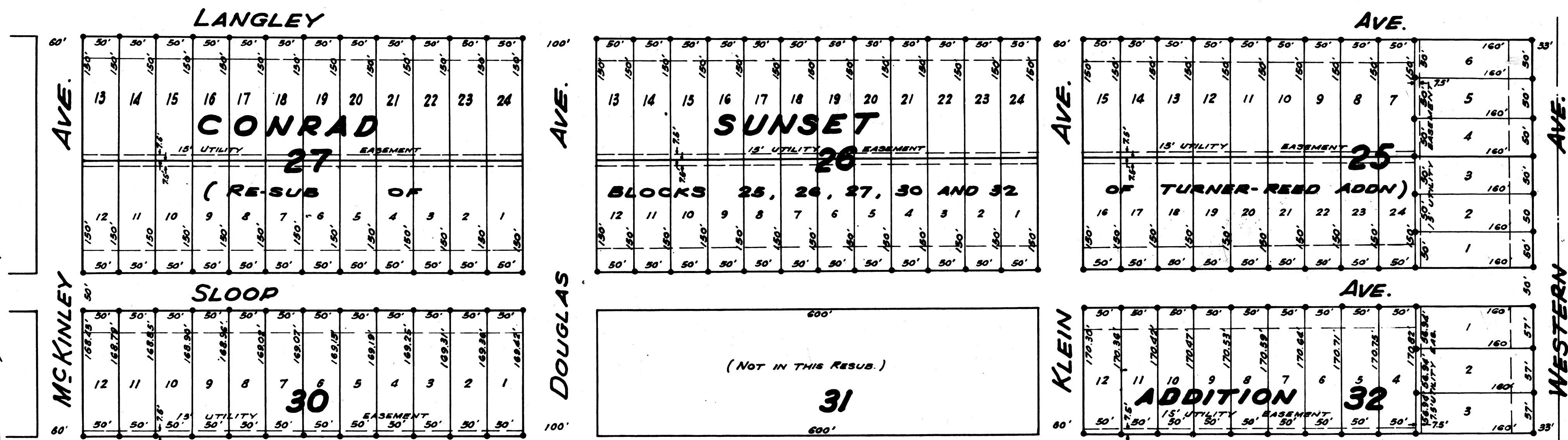
I, C.W. McFerran, County Engineer of the County of Oklahoma, State of Oklahoma, hereby certify that I have examined the land included within the subdivision shown on the annexed plat; that it is suitable for residences.

County Engineer.

REGIONAL PLANNING COMMISSION APPROVAL

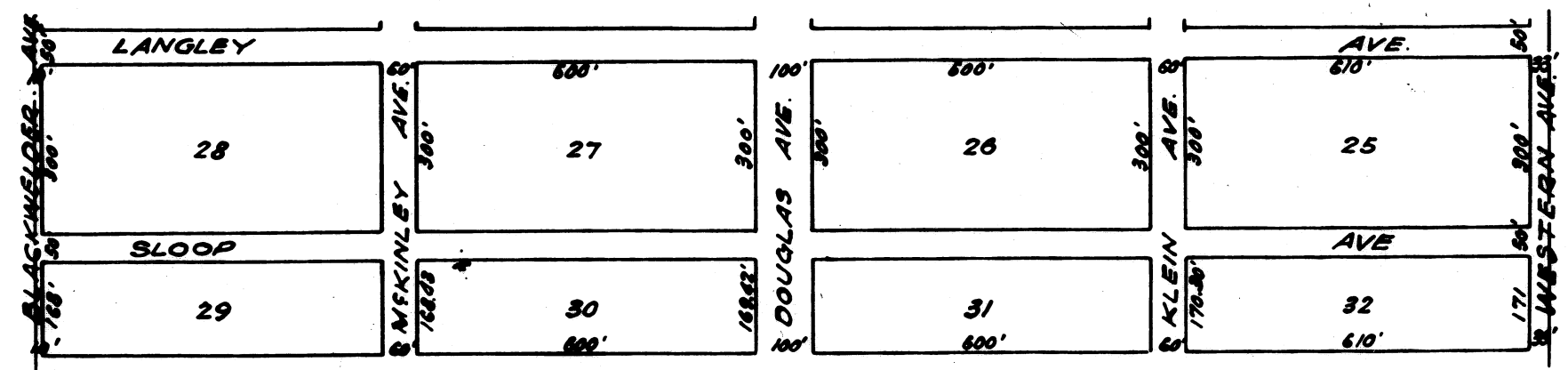
I, J.W. Hinton, secretary for the Regional Planning Commission for County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of CONRAD SUNSET ADDITION to Oklahoma City Oklahoma at a meeting held on the 29 day Dec. 1945.

J.W. Hinton
Secretary



PLAT OF SURVEY OF CONRAD SUNSET ADDITION OKLAHOMA CITY OKLAHOMA.

Being a part of the NE 1/4 of Section 29, Twp 11 N., Range 3 W. of the Indian Meridian, according to the Government Survey, or lots 25, 26, 27, 30 and 32, Turner-Reed Addition.
SCALE 1"=100'



A PART OF TURNER-REED ADDITION
SCALE 1"=300'
Turner-Reed Addition (Recorded) covers entire NE 1/4 of Sec. 29 T-11-N, R-3-W. These Blocks are on the South line of the Addition.

BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractors of titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the County of Oklahoma, in said State of Oklahoma, show that title to the lands in the annexed map of CONRAD SUNSET ADDITION, is vested in J.C. Conrad, and that, on the 29th day of November, 1945 there are no actions pending or judgments of any nature in any court, or on file with the Clerk of any Court in said County and State, against said lands or the owners thereof; That the taxes are paid for 1944 and prior years and that no tax sales certificates are against said land, and that no tax deeds are issued to any person, and that there are no liens, mortgages, or encumbrances of any kind against the lands described in said Plat.

Signed and Sealed at Oklahoma City, Oklahoma this 29th day of November, 1945.
The Coates Abstract Co, A Sole Proprietorship Composed of John J. Coates.

COATES ABSTRACT CO.
By *John J. Coates*

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned a notary public in and for said County and State on this 29th day of November, 1945, personally appeared John J. Coates to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as the free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year above set forth.
My Commission Expires: Jan - 3 - 1946
Oliver Eastwood
Notary Public.

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned a notary public in and for said County and State on this 29th day of November, 1945, personally appeared J.C. Conrad to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same, as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year set forth.
My Commission Expires: June 12th 1949
John Million
Notary Public.

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